

U.S. GOVERNMENT

General Services Administration (GSA) seeks to lease the following space:

State:	Texas
City:	Dallas-Fort Worth
Minimum Sq. Ft. (ABOA):	95,742
Maximum Sq. Ft. (ABOA):	100,800
Space Type:	Office and specialized support space as outlined below
Parking Spaces (Total):	Site must also accommodate five parking spaces for government owned vehicles and an additional 275 parking spaces for privately owned vehicles.
Full Term:	20 years
Firm Term:	20 years
Additional Requirements:	
<ul style="list-style-type: none">Land – site must include two acres for recreational sports fields and playgrounds. See below for additional requirements	

Dallas-Fort Worth Unaccompanied Children Facility

Children age 17 and under who are unaccompanied by parents or other legal guardians and who have no lawful immigration status in the United States (unaccompanied alien children) and who are apprehended by the U.S. Department of Homeland Security (DHS) are transferred to the care and custody of the Office of Refugee Resettlement (ORR) in HHS's Administration for Children and Families. ORR is legally required to provide for the care and custody of all UAC referred to ORR until they are released to appropriate sponsors, usually a parent or relative, while their immigration cases proceed. The Dallas-Fort Worth Residential Child Care Facility will provide residential accommodation for approximately 500 unaccompanied children. Care will be provided by approximately 167 operations contract staff 24 hours a day seven days a week. The facility will require child bedrooms/ sleeping areas, child bathrooms, classrooms, indoor recreation/ multipurpose areas, medical, dining/ food service, administrative and support space. Approximately two acres of exterior space shall be provided for outdoor recreation areas. The facility shall be built to meet all applicable requirements necessary for residential care facility licensed by the State of Texas.

Offered space must meet all Government requirements contained in the RLP/Lease to be issued, including requirements for fire safety, accessibility (ABAAS), access to amenities, security standards, and sustainability standards by the required occupancy date per the terms of the Lease. A fully serviced lease is required. Offered space shall not be in the 100 year flood plain. Not all minimum requirements are reflected in this advertisement.

Only single tenant buildings will be considered for this requirement. Tenant Improvements must meet the Child Care Licensing Minimum Standards for General Residential Operations issued by the Texas Health and Human Services Commission.

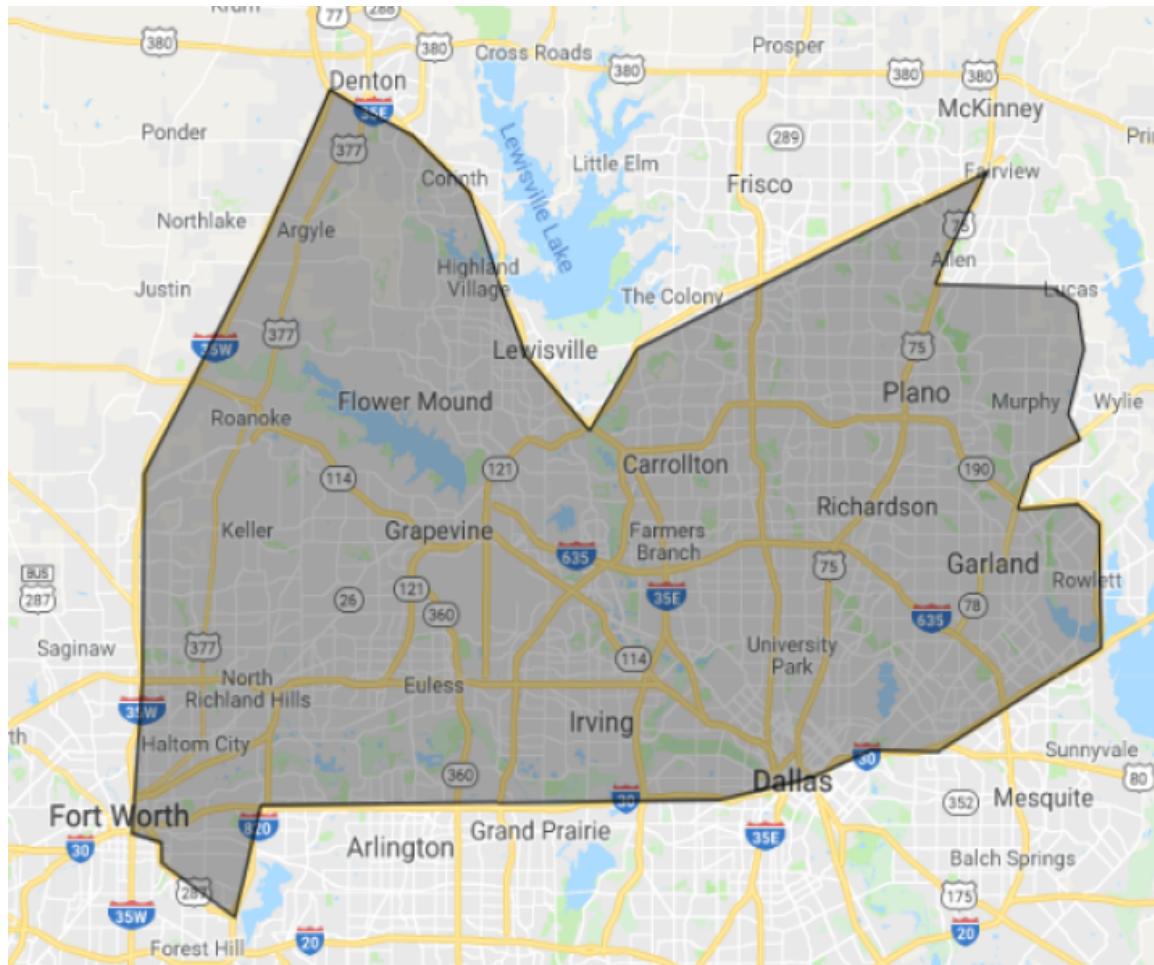
Attachment 1- Housing Plan for Dallas-Fort Worth 500 Child Facility is hereby incorporated into this advertisement.

Delineated Area:

Submitted properties must be located within the delineated area, which is bounded by the following roads. (Properties fronting any of the below roads are considered to be within the delineated area.)

- North: From the intersection of Interstates 35W and 35E, head Southeast on Interstate 35E, turning Northeast on Sam Rayburn Tollway until it intersects with U.S. Route 75.
- East: From the intersection of the Sam Rayburn Tollway and U.S. Route 75, head Southwest on U.S. Route 75, turning East on E. Bethany Drive / W. Lucas Road, turning South on Southview Drive / Country Club Road / Woodbridge Parkway, turning Southwest on Highway 78, turning East on President George Bush Turnpike until it intersects with Interstate 30.
- South: From the intersection of President George Bush Turnpike and Interstate 30, head West on Interstate 30, turning Southwest on Interstate 820, turning Northwest on Highway 287 until it intersects with Interstate 35W.
- West: Interstate 35W from its intersection with Highway 287 to its intersection with Interstate 35E.

A map of the delineated area is provided for further clarification of the boundaries:



Expressions of Interest Submission Instructions/Requirements:

Please provide the following basic information for the building proposed for consideration. All submissions should include the following information at a minimum:

- (1) Building name/address and the location of available space within the building;
- (2) Age of building;
- (3) Date of space availability;
- (4) Total existing gross square feet, and gross square feet per floor;
- (5) ANSI/BOMA office area (ABOA) square feet to be offered;
- (6) Site plan depicting the building, land acreage, and parking;
- (7) Floor plan and gross square footage of proposed space;
- (8) Location on map demonstrating the building lies within the delineated area;
- (9) FEMA map demonstrating that the property lies outside the 100-year floodplain;
- (10) Name of owner and name and contact information of authorized contact;

- (11) Evidence of ownership. Non-Owners (e.g. brokers) must provide evidence of authority granted by property owner to submit the property;
- (12) Any information related to title issues, easements, or restrictions on the use of the building; and
- (13) Evidence that the Government's intended use is permissible in the Building's zone.

Schedule:

Expressions of Interest Due:	May [REDACTED], 2019 at 4:00 p.m. CST
Market Survey (Estimated):	June 2019
RLP Initial Offers Due (Estimated):	July 2019
Occupancy (Estimated):	June 2020

Send Expressions of Interest to:

Name/Title:	Mark Tyler , Public Properties
Office/Fax:	703-200-7773
Email Address:	mark.tyler@gsa.gov

Name/Title:	Danny O'Neill , Public Properties
Office/Fax:	202-652-4197
Email Address:	daniel.oneill@gsa.gov

Copying:

Name/Title:	Meredith Whitley
Email Address:	meredith.whitley@gsa.gov

Authorized Government Contacts:

Lease Contracting Officer:	Meredith Whitley
Leasing Specialist:	Dustin McCarty
GSA Broker Representative:	Public Properties

Reference Project No. 9TX3185